

## AUTHORIZING THE SECRETARY OF THE NAVY TO CONVEY CERTAIN LAND TO STATE OF CALIFORNIA IN EXCHANGE FOR OTHER LAND

JUNE 18, 1956.—Committed to the Committee of the Whole House on the State of the Union and ordered to be printed

Mr. DURHAM, from the Committee on Armed Services, submitted the following

### REPORT

[To accompany S. 3723]

The Committee on Armed Services, to whom was referred the bill (S. 3723) to authorize the Secretary of the Navy to convey certain land in the county of Alameda, Calif., and to accept other land in exchange therefor, having considered the same, report favorably thereon without amendment and recommend that the bill do pass.

#### PURPOSE OF THE BILL

The purpose of this measure is to authorize an exchange of lands between the Federal Government and the State of California which will enable the construction of another traffic tube under the estuary between Oakland and Alameda.

#### NEGOTIATIONS BETWEEN UNITED STATES AND STATE

Negotiations between the Department of the Navy and the State division of highways have culminated in an agreement whereby the United States will convey to the State of California fee title to a tract of 8.538 acres required for construction of the Alameda tube entrance, in return for conveyance by the State to the United States of fee title to 13.28 acres of land adjoining the northwesterly portion of the United States naval air station supply annex. An independent appraiser estimates the present fair market value of the 8.538 acres of Navy land to be \$97,695 and the present fair market value of the 13.28 acres of State land to be \$115,695. Even though there appears to be a balance in favor of the Government, the State is willing to affect the transfer without exchange of funds. The State has further agreed to reloca-

tion of certain Navy improvements and utilities at no cost to the Government, and to grant easements for rights-of-way for roadway, water pipeline, and certain utility lines.

#### DESCRIPTION OF AREA INVOLVED

The Navy land proposed for exchange is located in the southeastern corner of the 76.15-acre tract of land acquired by condemnation proceedings from the University of California for use as a site for a Navy supply annex at naval air station, Alameda. At present this land is entirely occupied by this storage activity, and the land to be transferred is not excess to the Navy needs. For this reason, the State has purchased land adjoining the northerly boundary of the supply annex from the University of California in order that the 13.538-acre portion may be made available for exchange for the 8.538 acres of Navy land. The State will relocate the existing storage building and supporting utilities at no cost to the Government.

#### ADVANTAGES ACCRUING TO UNITED STATES

Construction of the second underwater crossing of the Alameda estuary will be advantageous to the naval air station, Alameda, and the personnel there employed and is urgently needed to relieve serious existing traffic congestion which occurs prior to beginning of work and following release of employees at the naval air station and associated naval facilities. The improvement of traffic facilities also will be in the general public interest. The acreage to be conveyed to the State will not interfere with the planned use of the station's storage area, and the location and extent of the 13.28 acres to be conveyed to the Government for use as additional storage area will greatly supplement the needs of the station for required expansion of facilities.

#### FISCAL DATA

Enactment into law of this measure will not involve the expenditure of any Federal funds.

#### DEPARTMENTAL DATA

Neither the Navy Department (for the Department of Defense) nor the Bureau of the Budget has any objection to H. R. 10625, a bill variant from S. 3723 in form only, as is evidenced by letter dated May 28, 1956, from the Acting Judge Advocate General of the Navy which is set out below and made a part of this report.

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DEPARTMENT OF THE NAVY,  
OFFICE OF THE JUDGE ADVOCATE GENERAL,  
Washington, D. C., May 28, 1956.

HON. CARL VINSON,  
*Chairman, Committee on Armed Services,*  
*House of Representatives, Washington, D. C.*

MY DEAR MR. CHAIRMAN: Your request for comment on the bill, H. R. 10625, to authorize the exchange of certain lands in fee between the United States of America and the State of California, has been

assigned to this Department by the Secretary of Defense for the preparation of a report thereon expressing the views of the Department of Defense.

The purpose of this measure is to authorize an exchange of lands between the Federal Government and the State of California which will enable the construction of another traffic tube under the estuary between Oakland and Alameda.

Negotiations with the State division of highways have culminated in an agreement on the part of the United States, with the concurrence of the Department of the Navy, to convey to the State of California fee title to a tract of 8,538 acres required for construction of the Alameda tube entrance, in return for conveyance by the State to the United States of fee title to 13.28 acres of land adjoining the northwesterly portion of the United States naval air station supply annex. An independent appraiser estimates the present fair market value of the 8.538 acres of Navy land to be \$97,695 and the present fair market value of the 13.28 acres of State land to be \$115,695. Even though there appears to be a balance in favor of the Government, the State is willing to effect the transfer without exchange of funds. The State has further agreed to relocation of certain Navy improvements and utilities at no cost to the Government, and to grant easements for rights of way for roadway, water pipeline and certain utility lines.

The Navy land proposed for exchange is located in the southeastern corner of the 76.15 acre tract of land acquired by condemnation proceedings (Civil 30735) from the University of California for use as a site for a Navy supply annex at naval air station, Alameda. At present this land is occupied 100 percent by this storage activity, and the land to be transferred is not excess to the Navy needs. For this reason, the State has purchased land adjoining the northerly boundary of the supply annex from the University of California, in order that the 13.538-acre portion may be made available for exchange for the 8.538 acres of Navy land. The State will relocate the existing storage building and supporting utilities for the Navy land released to the area transferred to the Navy at no cost to the Government.

Construction of the second underwater crossing of the Alameda estuary will be advantageous to the naval air station, Alameda, and the personnel there employed and is urgently needed to relieve serious existing traffic congestion which occurs prior to beginning of work and following release of employees at the naval air station and associated naval facilities. The improvement of traffic facilities will be in the public interest. The acreage to be conveyed to the State will not interfere with the planned use of the station's storage area, and the location and extent of the 13.28 acres to be conveyed to the Government for use as additional storage area will greatly supplement the needs of the station for required expansion of facilities.

In view of the foregoing, the Department of the Navy, on behalf of the Department of Defense, favors the enactment of H. R. 10625.

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This report has been coordinated within the Department of Defense in accordance with procedures prescribed by the Secretary of Defense.

The Department of the Navy has been advised by the Bureau of the Budget that there is no objection to the submission of this report to the Congress.

For the Secretary of the Navy.

Sincerely yours,

W. R. SHEELEY,  
Rear Admiral, USN,  
Acting Judge Advocate General of the Navy.

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